

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
45-47		MARY ST, ARLINGTON

## OWNERSHIP

OWNERSHIP				Unit #:	
Owner 1:	GARABEDIAN OSCAR & ROSE				
Owner 2:					
Owner 3:					
Street 1:	45 MARY ST				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02474	Type:			

## PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:	Cntry:		
Postal:			

## NARRATIVE DESCRIPTION

This parcel contains 5,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1928, having primarily Vinyl Exterior and 3159 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bd rms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

[illegible]

Total AC/HA:	0.12626	Total SF/SM:	5500	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	468,002	Spl Credit	Total:	468,000
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5500.000	517,200	4,700	468,000	989,900
Total Card	0.126	517,200	4,700	468,000	989,900
Total Parcel	0.126	517,200	4,700	468,000	989,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		313.36	/Parcel: 313.3

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	517,300	4700	5,500.	468,000	990,000	990,000	Year End Roll	12/18/2019
2019	104	FV	397,700	4700	5,500.	497,200	899,600	899,600	Year End Roll	1/3/2019
2018	104	FV	397,700	4700	5,500.	362,700	765,100	765,100	Year End Roll	12/20/2017
2017	104	FV	372,500	4700	5,500.	315,900	693,100	693,100	Year End Roll	1/3/2017
2016	104	FV	372,500	4700	5,500.	269,100	646,300	646,300	Year End	1/4/2016
2015	104	FV	331,100	4700	5,500.	263,300	599,100	599,100	Year End Roll	12/11/2014
2014	104	FV	331,100	4700	5,500.	216,400	552,200	552,200	Year End Roll	12/16/2013
2013	104	FV	344,800	4700	5,500.	205,900	555,400	555,400		12/13/2012

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

## ACTIVITY INFORMATION

Date	Result	By	Name
4/3/2009	Meas/Inspect	163	PATRIOT
10/4/1999	Mailer Sent		
10/4/1999	Measured	163	PATRIOT
8/23/1993		MF	

Sign: \_\_\_\_\_ VERIFICATION OF VISIT NOT DATA      \_\_\_\_/\_\_\_\_/\_\_\_\_

[illegible]

468,002	Spl Credit		Total:	468,000
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apro

Database: AssessPro - FY2021

2021

## Residential

**CARD**

**ARLINGTON**

**APPRAISED:**

**USE VALUE:**

**ASSESSED:**

Total Card /

Total Parcel

**989,900**

**989,900**

**989,900**



**Patriot**  
Properties Inc.

**USER DEFINED**

	Prior Id # 1:	10598	
	Prior Id # 2:		
	Prior Id # 3:		
7	Prior Id # 1:		
	Prior Id # 2:		
	Prior Id # 3:		
	Prior Id # 1:		
1	Prior Id # 2:		
	Prior Id # 3:		
	ASR Map:		
	Fact Dist:		
	Reval Dist:		
	Year:		
	LandReason:		
	BldReason:		
	CivilDistrict:		
	Ratio:		

**!1304!**

